

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: COUNCIL BLUFFS  
Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	1
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MANAWA BUSINESS PARK URBAN RENEWAL	78037	2
COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL	78038	1
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	2
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
BLUFFS NORTHWAY URBAN RENEWAL	78990	0
FRANKLIN AVENUE URBAN RENEWAL	78991	0
NASH BOULEVARD URBAN RENEWAL	78992	0

**TIF Debt Outstanding:** 36,121,652

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:		Amount of 07-01-2013 Cash Balance Restricted for LMI	
	359,973	0	
TIF Revenue:	5,466,119		
TIF Sp. Revenue Fund Interest:	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>5,466,119</b>		

Rebate Expenditures:	5,233,547		
Non-Rebate Expenditures:	431,174		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>5,664,721</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:		Amount of 06-30-2014 Cash Balance Restricted for LMI	
	161,371	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 30,295,560

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### Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL  
 UR Area Number: 78001  
 UR Area Creation Date: 03/1969  
 UR Area Purpose: Removal of slum and blight

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	78144	78145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	78147	78148	3,462,847

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,885,957	33,262,464	0	0	-11,112	38,137,309	0	38,137,309
Taxable	0	2,580,588	33,262,464	0	0	-11,112	35,831,940	0	35,831,940
Homestead Credits									26

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2013:**

**96,010**

**0**

**Amount of 07-01-2013 Cash Balance  
Restricted for LMI**

TIF Revenue: 127,329  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 127,329**

Rebate Expenditures: 111,705  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 111,705**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2014:**

**111,634**

**0**

**Amount of 06-30-2014 Cash Balance  
Restricted for LMI**

# Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## 1892 Building

Description:	136-142 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Former NonPareil Building

Description:	117 Pearl Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Hughes-Irons Work

Description:	149 & 153 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## 125 West Broadway LLC

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

## Parking lot behind the 100 block of West Broadway

Description:	Parking lot behind the 100 block of West Broadway
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Former NonPareil Building #2

Description:	117 Pearl Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## 10 YEAR - MAXIMUM \$175,000 + INTEREST

Debt/Obligation Type:	Rebates
Principal:	43,801
Interest:	4,199
Total:	48,000
Annual Appropriation?:	No
Date Incurred:	01/05/2005
FY of Last Payment:	2015

## 10 YEAR - 80% REBATE

Debt/Obligation Type:	Rebates
Principal:	335,805
Interest:	0
Total:	335,805
Annual Appropriation?:	Yes
Date Incurred:	11/24/2010
FY of Last Payment:	2020

## 15 YEAR - 85% REBATE - MAXIMUM \$625,000

Debt/Obligation Type:	Rebates
Principal:	575,182
Interest:	0
Total:	575,182
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2027

## 15 year - 80% rebate, not to exceed \$900,000

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2031

## 4 year internal loan

Debt/Obligation Type:	Internal Loans
Principal:	97,485
Interest:	0
Total:	97,485
Annual Appropriation?:	No

Date Incurred:	07/21/2013
FY of Last Payment:	2018

**20 year internal loan**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/28/2007
FY of Last Payment:	2031

## **Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	4 year internal loan
Tied To Project:	Parking lot behind the 100 block of West Broadway

## Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### 1892 Building

TIF Expenditure Amount:	24,000
Rebate Paid To:	1892 APARTMENTS LLC
Tied To Debt:	10 YEAR - MAXIMUM \$175,000 + INTEREST
Tied To Project:	1892 Building
Projected Final FY of Rebate:	2015

### Former NonPareil Building

TIF Expenditure Amount:	29,466
Rebate Paid To:	AMERICAN NATIONAL BANK
Tied To Debt:	15 YEAR - 85% REBATE - MAXIMUM \$625,000
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2020

### Hughes-Irons Work

TIF Expenditure Amount:	58,239
Rebate Paid To:	Hughes-Iron Facilities Corporation
Tied To Debt:	15 year - 80% rebate, not to exceed \$900,000
Tied To Project:	125 West Broadway LLC
Projected Final FY of Rebate:	2027

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



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### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS
UR TIF INCREM	
TIF Taxing District Inc. Number:	78145
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,688,134	0	0	0	0

FY 2014 TIF Revenue Received: 127,329

### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF
INCREM	
TIF Taxing District Inc. Number:	78148
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,885,957	33,262,464	0	0	-11,112	38,137,309	0	38,137,309
Taxable	0	2,580,588	33,262,464	0	0	-11,112	35,831,940	0	35,831,940
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	20,116,497	18,031,924	3,462,847	14,569,077	536,624

FY 2014 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL  
 UR Area Number: 78029  
 UR Area Creation Date: 10/1987  
 UR Area Purpose: Removal of slum and blight

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	78149	78150	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>67,576</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>67,576</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

### West Broadway Site Development

Description:	34th Street-MEK (acquisition & demolition)
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### 3141 & 3143 West Broadway (Phillips)

Description:	Site acquisition & demolition of the Phillips property
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### 3317 West Broadway (Razzle Dazzle)

Description:	Site acquisition & demolition of the Razzle Dazzle
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### 3341 West Broadway (Paul's bike Shop)

Description:	Site acquisition & demolition of Paul's Bike Shop
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

### DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/07/2014
FY of Last Payment:	2026

### 3141 & 3143 West Broadway (Phillips)

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/15/2013
FY of Last Payment:	2014

### 3317 West Broadway (Razzle Dazzle)

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2012
FY of Last Payment:	2014

### 3341 West Broadway (Paul's Bike Shop)

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/15/2013
FY of Last Payment:	2014

### Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	01/01/2012
FY of Last Payment:	2022

## TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM
TIF Taxing District Inc. Number:	78150
TIF Taxing District Base Year:	1987
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	10/1987
Blighted	10/1987
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	35,494,586	0	0	0	0

FY 2014 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL  
 UR Area Number: 78030  
 UR Area Creation Date: 05/2001  
 UR Area Purpose: Economic development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	78252	78253	39,915,369
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	78254	78255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	78305	78306	20,815,625

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	138,697,628	0	0	0	138,697,628	0	138,697,628
Taxable	0	0	138,697,628	0	0	0	138,697,628	0	138,697,628
Homestead Credits									0

## TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

51,901

0

## Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 2,257,472  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,257,472**

Rebate Expenditures: 2,309,373  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,309,373**

## TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

## Amount of 06-30-2014 Cash Balance Restricted for LMI

## Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	7,087,122
Interest:	0
Total:	7,087,122
Annual Appropriation?:	Yes
Date Incurred:	06/29/2007
FY of Last Payment:	2022

### MAC CENTER DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	8,657,957
Interest:	0
Total:	8,657,957
Annual Appropriation?:	No
Date Incurred:	11/19/2005
FY of Last Payment:	2016

## **Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL**

### **MIDAMERICAN CENTER 1 ARENA WAY**

TIF Expenditure Amount:	1,521,916
Rebate Paid To:	IOWA WEST FOUNDATION
Tied To Debt:	BASS PRO DEVELOPMENT
Tied To Project:	BASS PRO DEVELOPMENT
Projected Final FY of Rebate:	2017

### **2901 BASS PRO DRIVE**

TIF Expenditure Amount:	787,457
Rebate Paid To:	BASS PRO TRUSTEE
Tied To Debt:	BASS PRO DEVELOPMENT
Tied To Project:	BASS PRO DEVELOPMENT
Projected Final FY of Rebate:	2022

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### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
MARCC UR TIF INCREM	
TIF Taxing District Inc. Number:	78253
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	50,107,058	0	0	0	50,107,058	0	50,107,058
Taxable	0	0	50,107,058	0	0	0	50,107,058	0	50,107,058
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,614,045	48,493,013	39,915,369	8,577,644	315,941

FY 2014 TIF Revenue Received: 2,257,472

### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name:	COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
MARCC UR TIF INCREM	
TIF Taxing District Inc. Number:	78255
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,313	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC AMENDED UR TIF INCREM  
 TIF Taxing District Inc. Number: 78306  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	88,590,570	0	0	0	88,590,570	0	88,590,570
Taxable	0	0	88,590,570	0	0	0	88,590,570	0	88,590,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	26,000,000	62,590,570	20,815,625	41,774,945	1,538,699

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MANAWA BUSINESS PARK URBAN RENEWAL  
 UR Area Number: 78037  
 UR Area Creation Date: 12/2001  
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY AG/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS MANAWA BUSINESS PARK UR TIF INCREM	78281	78282	0
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS MANAWA BUSINESS PARK UR TIF INCREM	78283	78284	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MANAWA BUSINESS PARK URBAN RENEWAL (78037)
TIF Taxing District Name:	COUNCIL BLUFFS CITY AG/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS
MANAWA BUSINESS PARK UR	TIF INCREM
TIF Taxing District Inc. Number:	78282
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,740	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MANAWA BUSINESS PARK URBAN RENEWAL (78037)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS
MANAWA BUSINESS PARK UR	TIF INCREM
TIF Taxing District Inc. Number:	78284
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	29,680	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL  
 UR Area Number: 78038  
 UR Area Creation Date: 02/2003  
 UR Area Purpose: Removal of slum and blight

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS BARTS MOTEL UR TIF INCREM	78285	78286	2,509,214

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,362,970	0	0	0	4,362,970	0	4,362,970
Taxable	0	0	4,362,970	0	0	0	4,362,970	0	4,362,970
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	80,370
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>80,370</b>

Rebate Expenditures:	80,370
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>80,370</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL

### ERC - Chapel Ridge

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	399,801
Interest:	0
Total:	399,801
Annual Appropriation?:	No
Date Incurred:	01/01/2004
FY of Last Payment:	2017

## **Rebates For COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL**

### **4506 CHAPEL RIDGE LANE**

TIF Expenditure Amount:	80,370
Rebate Paid To:	SMV CHAPELRIDGE OF COUNCIL BLUFFS
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	ERC - Chapel Ridge
Projected Final FY of Rebate:	2017

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS BARTS MOTEL URBAN RENEWAL (78038)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2003 COUNCIL BLUFFS BARTS
MOTEL UR TIF INCREM	
TIF Taxing District Inc. Number:	78286
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2013

UR Designation	
Slum	02/2003
Blighted	02/2003
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,362,970	0	0	0	4,362,970	0	4,362,970
Taxable	0	0	4,362,970	0	0	0	4,362,970	0	4,362,970
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	314,011	4,048,959	2,509,214	1,539,745	49,318

FY 2014 TIF Revenue Received: 80,370

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL  
 UR Area Number: 78043  
 UR Area Creation Date: 01/2005  
 UR Area Purpose: Removal of slum and blight

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	78297	78298	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2013:**

**0**

**0**

**Amount of 07-01-2013 Cash Balance  
Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2014:**

**0**

**0**

**Amount of 06-30-2014 Cash Balance  
Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS  
 MADISON LINDBERG AVE UR TIF INCREM  
 TIF Taxing District Inc. Number: 78298  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2015

UR Designation	
Slum	01/2005
Blighted	01/2005
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	34,067	0	0	0	0

FY 2014 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL  
 UR Area Number: 78045  
 UR Area Creation Date: 04/2007  
 UR Area Purpose: Economic development

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	78319	78320	18,410,978

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	23,250,502	0	0	0	23,250,502	0	23,250,502
Taxable	0	0	23,250,502	0	0	0	23,250,502	0	23,250,502
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	570,679
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>570,679</b>

Rebate Expenditures:	589,700
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>589,700</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>-19,021</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### Legacy Council Bluffs Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

**60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million**

Debt/Obligation Type:	Rebates
Principal:	8,750,000
Interest:	0
Total:	8,750,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2029

## **Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL**

### **3271 MARKETPLACE DRIVE**

TIF Expenditure Amount:	589,700
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million
Tied To Project:	Legacy Council Bluffs Marketplace, LLC
Projected Final FY of Rebate:	2029

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)  
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS  
 MARKETPLACE UR TIF INCREM  
 TIF Taxing District Inc. Number: 78320  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2007

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	23,250,502	0	0	0	23,250,502	0	23,250,502
Taxable	0	0	23,250,502	0	0	0	23,250,502	0	23,250,502
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	37,940	23,212,562	18,410,978	4,801,584	153,794

FY 2014 TIF Revenue Received: 570,679

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL  
 UR Area Number: 78046  
 UR Area Creation Date: 06/2003  
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	78315	78316	10,891,538
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	78331	78332	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,700,000	0	0	0	11,700,000	0	11,700,000
Taxable	0	0	11,700,000	0	0	0	11,700,000	0	11,700,000
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 420,191  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 420,191**

Rebate Expenditures: 254,636  
 Non-Rebate Expenditures: 165,555  
 Returned to County Treasurer: 0  
**Total Expenditures: 420,191**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Playland Park Property Acquisition

Description:	Acquisition and demolition of blighted properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Playland Park Infrastructure

Description:	Construction of municipal infrastructure
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### HDR Planning & Design

Description:	Planning & Design
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No



## Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,623,579
Interest:	0
Total:	1,623,579
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

### GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,233,514
Interest:	295,310
Total:	1,528,824
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

### HDR Planning & Design

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/21/2014
FY of Last Payment:	2015

## **Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL**

TIF Expenditure Amount:	165,555
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments

## **Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL**

### **113 S. 38TH STREET**

TIF Expenditure Amount:	254,636
Rebate Paid To:	RIVER PARK APARTMENTS
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Riverfront Apartments
Projected Final FY of Rebate:	2019

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS  
 PLAYLAND PARK UR TIF INCREM  
 TIF Taxing District Inc. Number: 78316  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

UR Designation	
Slum	06/2003
Blighted	06/2003
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,700,000	0	0	0	11,700,000	0	11,700,000
Taxable	0	0	11,700,000	0	0	0	11,700,000	0	11,700,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	808,462	10,891,538	10,891,538	0	0

FY 2014 TIF Revenue Received: 420,191

### TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS  
 PLAYLAND PARK AMEND UR TIF INCREM  
 TIF Taxing District Inc. Number: 78332  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,495	0	0	0	0

FY 2014 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL  
 UR Area Number: 78047  
 UR Area Creation Date: 02/2007  
 UR Area Purpose: Economic development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	78317	78318	3,753,621

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,130,000	0	0	0	7,130,000	0	7,130,000
Taxable	0	0	7,130,000	0	0	0	7,130,000	0	7,130,000
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 138,257  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 138,257**

Rebate Expenditures: 138,257  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 138,257**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

### Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

### 10 YEAR 65% YEAR I - 50% YEAR 2-10

Debt/Obligation Type:	Rebates
Principal:	613,488
Interest:	0
Total:	613,488
Annual Appropriation?:	Yes
Date Incurred:	03/10/2007
FY of Last Payment:	2019

## **Rebates For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL**

### **PRIMROSE RETIREMENT COMMUNITY**

TIF Expenditure Amount:	138,257
Rebate Paid To:	TSMC Management, LLC
Tied To Debt:	10 YEAR 65% YEAR I - 50% YEAR 2-10
Tied To Project:	Council Bluffs Retirement
Projected Final FY of Rebate:	2019



## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 HAWKEYE HEIGHTS UR TIF INCREM  
 TIF Taxing District Inc. Number: 78318  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2007

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,130,000	0	0	0	7,130,000	0	7,130,000
Taxable	0	0	7,130,000	0	0	0	7,130,000	0	7,130,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	156,234	6,973,766	3,753,621	3,220,145	118,608

FY 2014 TIF Revenue Received: 138,257

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL  
 UR Area Number: 78048  
 UR Area Creation Date: 06/1998  
 UR Area Purpose: Slum and blight

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	78321	78322	1,876,810

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,721,945	11,935,555	18,218,375	0	-11,112	34,864,763	0	34,864,763
Taxable	0	2,493,970	11,935,555	18,218,375	0	-11,112	32,636,788	0	32,636,788
Homestead Credits									34

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2013:**

**1,194**

**0**

**Amount of 07-01-2013 Cash Balance  
Restricted for LMI**

TIF Revenue: 68,494  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 68,494**

Rebate Expenditures: 68,506  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 68,506**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2014:**

**1,182**

**0**

**Amount of 06-30-2014 Cash Balance  
Restricted for LMI**

## Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### 719 South Main Street

Description:	Rebate TIF
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	300,353
Interest:	0
Total:	300,353
Annual Appropriation?:	No
Date Incurred:	10/22/2005
FY of Last Payment:	2019

### 2 payments, \$70,000 maximum

Debt/Obligation Type:	Other Debt
Principal:	70,000
Interest:	0
Total:	70,000
Annual Appropriation?:	No
Date Incurred:	08/11/2014
FY of Last Payment:	2016

## **Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL**

### **PRIME SQUARE SENIOR LIVING**

TIF Expenditure Amount:	68,506
Rebate Paid To:	CBIA LLLP
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Prime Square
Projected Final FY of Rebate:	2016

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 SOUTH MAIN UR TIF INCREM  
 TIF Taxing District Inc. Number: 78322  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1998
Blighted	06/1998
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,721,945	11,935,555	18,218,375	0	-11,112	34,864,763	0	34,864,763
Taxable	0	2,493,970	11,935,555	18,218,375	0	-11,112	32,636,788	0	32,636,788
Homestead Credits									34

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	30,295,901	4,579,974	1,876,810	2,703,164	99,566

FY 2014 TIF Revenue Received: 68,494

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL  
 UR Area Number: 78049  
 UR Area Creation Date: 02/2006  
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78323	78324	56,298,302
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78329	78330	5,108

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,522	0	59,796,328	0	0	0	59,804,850	0	59,804,850
Taxable	5,108	0	59,796,328	0	0	0	59,801,436	0	59,801,436
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **143,292** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 1,803,327  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,803,327**

Rebate Expenditures: 1,681,000  
 Non-Rebate Expenditures: 265,619  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,946,619**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**



## Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

### Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

### 10 YEAR - MAXIMUM \$7,300,000

Debt/Obligation Type:	Rebates
Principal:	4,295,526
Interest:	0
Total:	4,295,526
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

### GO BONDS 2007B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,480,000
Interest:	258,530
Total:	1,738,530
Annual Appropriation?:	No
Date Incurred:	04/29/2007
FY of Last Payment:	2025

### PUMP STATION OVERRUN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2008
FY of Last Payment:	2016

## Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	265,619
Tied To Debt:	GO BONDS 2007B
Tied To Project:	Metro Crossing, LLC

## **Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL**

### **METOR CROSSING SHOPPING CENTER**

TIF Expenditure Amount:	1,681,000
Rebate Paid To:	KIMCO METRO CROSSING LP
Tied To Debt:	10 YEAR - MAXIMUM
	\$7,300,000
Tied To Project:	Metro Crossing, LLC
Projected Final FY of Rebate:	2022

## ◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name:	CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT
UR TIF INCREM	
TIF Taxing District Inc. Number:	78324
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	59,796,328	0	0	0	59,796,328	0	59,796,328
Taxable	0	0	59,796,328	0	0	0	59,796,328	0	59,796,328
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,498,026	56,298,302	56,298,302	0	0

FY 2014 TIF Revenue Received: 1,803,327

### TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name:	CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD
AIRPORT UR TIF INCREM	
TIF Taxing District Inc. Number:	78330
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,522	0	0	0	0	0	8,522	0	8,522
Taxable	5,108	0	0	0	0	0	5,108	0	5,108
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,462	5,108	5,108	0	0

FY 2014 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: BLUFFS NORTHWAY URBAN RENEWAL  
 UR Area Number: 78990  
 UR Area Creation Date: 10/2011  
 UR Area Purpose: Removal of slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For BLUFFS NORTHWAY URBAN RENEWAL

### Wal-Mart

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For BLUFFS NORTHWAY URBAN RENEWAL

### Wal-Mart Real Estate Business Trust Development Agreement, 12 year, 100% rebate, NTE \$5 Million

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027



## Rebates For BLUFFS NORTHWAY URBAN RENEWAL

### Wal-Mart on North 16th Street

TIF Expenditure Amount:	0
Rebate Paid To:	Wal-Mart Real Estate Business Trust
Tied To Debt:	Wal-Mart Real Estate Business Trust Development Agreement, 12 year, 100% rebate, NTE \$5 Million
Tied To Project:	Wal-Mart
Projected Final FY of Rebate:	2027

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: FRANKLIN AVENUE URBAN RENEWAL  
 UR Area Number: 78991

UR Area Creation Date: 12/2010

UR Area Purpose: Removal of slum & blight

## Tax Districts within this Urban Renewal Area

Base No. Increment No. Increment Value Used

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance  
Restricted for LMI**

TIF Revenue:

0

TIF Sp. Revenue Fund Interest:

0

Asset Sales & Loan Repayments:

0

**Total Revenue:**

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

**Total Expenditures:**

0

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance  
Restricted for LMI**

## Projects For FRANKLIN AVENUE URBAN RENEWAL

### Carrell Subdivision

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FRANKLIN AVENUE URBAN RENEWAL

### 24 semi-annual payments, 100% TIF rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/26/2011
FY of Last Payment:	2028

## Rebates For FRANKLIN AVENUE URBAN RENEWAL

### Carrell Subdivision

TIF Expenditure Amount:	0
Rebate Paid To:	Western Iowa Land Development
Tied To Debt:	24 semi-annual payments, 100% TIF rebate
Tied To Project:	Carrell Subdivision
Projected Final FY of Rebate:	2028

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: NASH BOULEVARD URBAN RENEWAL  
 UR Area Number: 78992  
 UR Area Creation Date: 03/2010  
 UR Area Purpose: Removal of slum & blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014